



KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

August 1, 2016

The Knightdale Town Council met at 7:00 p.m. at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, North Carolina.

PRESENT: Mayor Pro Tem Mike Chalk, Councilors Pete Mangum, Mark Swan, Dustin Tripp, and Randy Young.

ABSENT: Mayor James Roberson.

Staff Members Present: Clyde Holt, Town Attorney; Hal Mason, Interim Town Manager; Suzanne Yeatts, Administrative Services Director; Chris Hills, Development Services Director; Tina Cheek, Parks and Recreation Director; Keith Archambault, IT Administrator; Jason Brown, Senior Planner; Jennifer Currin, Senior Planner; Lawrence Capps, Police Chief; Robbie Worrell, Public Works Director; Tim Guffey, Fire Chief.

Meeting called to order by Mayor Pro Tem Chalk at 7:00 p.m.

WELCOME

Welcome by Mayor Pro Tem Chalk.

INVOCATION

Invocation by Councilor Mangum.

ITEM I. ADOPTION OF AGENDA

...Motion by Councilor Swan to adopt the agenda. Motion seconded by Councilor Young and carried unanimously.

ITEM II. APPROVAL OF MINUTES

...Motion by Councilor Tripp to approve the minutes from July 20, 2016, July 21, 2016, and July 22, 2016. Motion seconded by Councilor Young and carried unanimously.

ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

Knightdale Station Presentation

Thad Moore, Vice President of Preston Development Company and Project Manager of the Knightdale Station Development, presented an update on the progress of the Knightdale Station development.

ITEM IV. PUBLIC

Anyone may speak on an issue not included on tonight's agenda. If you anticipate speaking during tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record. Before speaking, please state your name and address.

A. Open to the Public

No one at this time.

B. Report on Citizen Inquiries

None at this time.

ITEM V. CONSENT AGENDA

A. Amended Position Classification Plans

...Adopt changes to the Full Time and Limited Service Position Classification Plans and full time organizational chart.

B. Closed Session Minutes for Approval and Release

... Approve and release select closed session minutes from January 21, 2009 – April 2, 2012.

*A list of specific closed session dates that were recommended for approval and release is included in the filed minutes.

C. Town Council Policy – Legislative Public Hearing Procedures

...Adopt Town Council Policy on Legislative Public Hearings.

...Motion by Councilor Young to adopt the Consent Agenda. Motion seconded by Councilor Tripp and carried unanimously.

Mayor Pro Tem Chalk read public hearing guidelines.

ITEM VI. PUBLIC HEARINGS

If you anticipate speaking during a public hearing at tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record of testimony. Large groups are asked to designate a spokesperson. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney.

A. Eastgate 540 UAA

Public Hearing opened at 7:22 p.m.

Senior Planner Jennifer Currin presented a request from Mr. Joel Scannell of Scannell Properties to approve the Eastgate 540 Utility Allocation and Infrastructure Agreement establishing development standards, phasing, infrastructure improvements, and a fee-in-lieu for the Eastgate 540 Industrial Park, a 79± acre property located at 2309 Hodge Rd., east Hodge Rd. and south of I-495. Ms. Currin remarked that staff, the Town attorney, and the developer's attorney have reviewed the proposed Utility Allocation Agreement amendment; therefore, staff is recommending that Council approve the Eastgate 540 Utility Allocation and Infrastructure Agreement and adopt Ordinance #16-08-01-001. Ms. Currin answered questions from Council.

No one else approached.

Public hearing closed at 7:28 p.m.

...Motion by Councilor Mangum to approve the Eastgate 540 Utility Allocation and Infrastructure Agreement and adopt Ordinance #16-01-08-001. Motion seconded by Councilor Young and carried unanimously.

B. ZMA-2-16 Silverstone PRD

Public Hearing opened at 7:28 p.m.

Senior Planner Jason Brown presented a Zoning Map Amendment request from Pablo Reiter to rezone approximately 149.99 acres, located south of the Cheswick neighborhood, east of the Neuse River and west and adjacent of Hodge Road, from General Residential-8 (GR-8), Neighborhood Mixed-Use (NMU), Highway Business (HB), and Residential Mixed Use (RMU) to General Residential-8 Planned Residential Development (GR-8 PRD) for single family residential development. Mr. Brown explained that the applicant has provided conditions including, but not limited to design, landscaping, and signs. Mr. Brown recommended Council close the public hearing and forward ZMA-2-16, SilverStone PRD, to the August 8, 2016 Land Use Review Board meeting for Advisory Statement and recommendation.

Attorney Andy Petesch spoke on behalf of the applicant and reviewed the project details.

Julie Lovick, 2328 Hodge Road, spoke in favor of the development.

Tony Jarrell, 2213 Hodge Road, expressed concerns about traffic along Hodge Road.

Sunny Myers, 1306 Ranchester Road, voiced concerns related to the project including traffic and safety.

Greg Woolbright, 117 Towler Road, spoke in opposition of the development due to traffic congestion concerns.

No one else approached.

Councilor Tripp noted a desire for clarification on items from the developer.

...Motion by Councilor Swan to close the public hearing at 7:50 p.m. and refer ZMA-2-16 to the August 8, 2016 Land Use Review Board meeting for Advisory Statement and recommendation. Motion seconded by Councilor Young and carried unanimously.

ITEM VII. SET PUBLIC HEARINGS
None at this time.

ITEM VIII. TOWN ATTORNEY
None at this time.

ITEM IX. OLD BUSINESS
None at this time.

ITEM X. NEW BUSINESS
Whitley Ridge Rehearing Request

Senior Planner Jason Brown updated Council on the ZMA-3-16, Whitley Ridge Planned Residential Development request, explaining that the applicant's attorney had submitted a rehearing request under Unified Development Ordinance Section 15.6(A).3. Mr. Brown noted that staff has found that the application for the rehearing meets all requirements for the Town Council to consider whether or not to grant the rehearing request. Mr. Brown answered questions and recommended Council consider the applicant's request for a rehearing and determine if such a rehearing is warranted.

Andy Petesch, applicant's attorney, presented changes in the request since the initial public hearing and asked Council to grant the request for rehearing.

...Motion by Councilor Young to grant the applicant's request for a rehearing. Motion seconded by Councilor Swan and carried unanimously.

ITEM XI. OTHER BUSINESS
None at this time.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering

Mayor Pro Tem Chalk noted the next meeting is Monday, August 8th.

B. Finance

Councilor Mangum reported prioritizing the CIP with help from the Planning and Engineering Committee for recommendation of approval in December or January.

C. Public Safety

No Report.

D. Nominating

No Report.


E. Liaison Reports

No report.


ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS
None at this time.

ITEM XIV. ADJOURNMENT

...Motion by Councilor Young to adjourn at 7:58 p.m. Motion seconded by Councilor Tripp and carried unanimously.



Town Clerk Whitney A. Ledford



Mayor James A. Roberson